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PART-I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATIONAL USE TO COMMERCIAL USE IN GOPANPALLY (V), SERILINGAMPALLY (M), R.R. DISTRICT - CONFIRMED.

[G .O.Ms. No.411, Municipal Administration & Urban Development , 27th September, 2010.]

In exercise of the powers conferred by sub - section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Master Plan of Cyberabad Development Authority, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.481, Part-I, dated 22-10-2009 as required by sub-section (3) of the said section.

VARIATION

The site in Plot Nos. 4 & 5 in Bit-I to an extent of 1626.85 Sq. Mtrs, and Plot No. 7 in Bit-II to an extent of 1302.48 Sq.Mtrs of Sy.Nos.50, 51, 56 & 57 of Gopanpally (V), Serilingampally (M), R.R. District to an extent of 2929.33 Sq.Mtrs, the boundaries of which are given in the schedule below, which is presently earmarked for Recreational use zone in the notified Master Plan for Cyberabad Development Authority sanctioned in G.O.Ms. No.538, M.A. & U.D. (H2) Department, dated 29-10-2001 is designated as Commercial use zone as shown in the extract of Master Plan, which is available in the office of the Hyderabad Metropolitan Development Authority, Office of Hyderabad Metropolitan Development Authority, Hyderabad, subject to the following conditions; namely :–

1. that the applicant shall obtain prior permission from competent authority before undertaking any development in the site under reference.
2. that the applicant shall handover the areas affected under the notified roads to the local body at free of cost.
3. that the applicant shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission and it must be ensured that the best financial interests of the Government are preserved.

5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.

6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. the owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

7. that the change of land use shall not be used as the proof of any title of the land.

8. that the change of land use shall not be used to the sole reason for obtaining.

9. that the change of land use does not bar any public agency including HUDA/HADA/CDA Local Authority to acquire land for any public purpose as per Law.

10. After demolition of the existing building, clearance if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.

11. Special Conditions in respect of Commercial use :–

    I. The applicant shall handover the area affected under-widening of Proposed 36 Mtrs wide Nanakramguda - Gopanpally main road to local body at free of cost.

    II. As per G.O.722 dated 27-09-2007, the correct alignment of existing B.T. road has to be incorporated to CDA base map/Master Plan by confirming the existing road by Revenue Authorities.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.58 of Gopanpally Village.

SOUTH : Nanakramguda - Gopanpally main road.

EAST : Sy.No.56 part of Gopanpally Village.

WEST : Sy.No.57 part of Gopanpally Village.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, FOR CHANGE OF LAND USE FROM PUBLIC UTILITY USE ZONE TO RESIDENTIAL USE ZONE IN MALKAJGIRI (V & M), R.R. DISTRICT, CONFIRMATION.

[G.O.Ms. No.413, Municipal Administration & Urban Development , 28th September, 2010.]

In exercise of the powers conferred by sub - section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan as per G.O.Ms.No.288, M.A., dated 03-04-2008 for non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.118, Part-I, dated 11-03-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.212/1 & 212/2 of Malkajgiri (V & M), Ranga Reddy District to an extent of 15517.65 Sq.mtrs out of 4.0 Acres which is presently earmarked for Public utility Use Zone in the notified Revised Master Plan as per G.O.Ms. No.288, M.A., dated 03-04-2008 for non-Municipal Area is designated as Residential Use Zone, subject to the following conditions :

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertakin any development in the site under reference.

2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the municipal authorities for obtaining permission.

7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.

9. that the change of land use shall not be used as the proof of any title of the land.

10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.212 (Part) of Malkajgiri Village.

SOUTH : Existing Railway Track and along track proposed 30 mtrs road is passing as per Revised Master Plan.

EAST : Sy.No.222 (P) of Malkajgiri Village.

WEST : Sy.No.212 (P) of Malkajgiri Village.

T. S. APPA RAO,
Principal Secretary to Government (UD).

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